

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF SOUTH CAROLINA**

**IN RE:**

**Amir Golastan Parast a/k/a Amir Golestan,  
Debtor.**

**Case # 19-05657-dd**

**Chapter 7**

**CONSENT ORDER AUTHORIZING TRUSTEE TO SELL CERTAIN  
FURNITURE AND PERSONAL PROPERTY BELONGING TO MICFO, LLC.,  
FREE AND CLEAR OF LIENS, CLAIMS, INTERESTS, AND  
ENCUMBRANCES, PURSUANT TO HER AUTHORITY AS HOLDER OF THE  
RIGHTS AND POWERS OF SOLE MEMBER OF MICFO**

THIS MATTER comes before the Court on the notice and application of Michelle L. Vieira, Chapter 7 Trustee (“Trustee”) for Amir Golastan Parast a/k/a Amir Golestan (“Debtor”), for authority to sell free and clear of liens the certain furniture and televisions as described herein, in the exercise of her rights and powers as Trustee in this bankruptcy case, and in the exercise of the rights and powers of the sole member of MICFO, LLC. a/k/a Micfo, LLC (“Micfo”).

The Trustee acquired a 100% membership interest in Seven and Rose, LLC (“Seven/Rose”) and in Micfo in connection with the within chapter 7 bankruptcy case. Seven/Rose is a debtor-in-possession in a pending chapter 11 bankruptcy case, Case No. 20-03757-jw (the “Chapter 11 Case”). Seven/Rose owns commercial real estate located at 198 East Bay Street, Charleston, South Carolina 29401, consisting of Suites 200 and 300. Micfo is the title owner of Suite 201, further being shown and designated as PIN: 458-05-04-020 (the “Micfo Unit”). The Trustee has been authorized by previous orders in this case and in the Chapter 11 Case to sell Suites 200, 201 and 300 (the “Commercial Property”) to Flexspace 360, LLC and/or its assigns (“Flexspace”). The Trustee now seeks authority to sell to Flexspace the following furniture and televisions “AS IS” located on the premises of the Commercial Property, more specifically described and limited as follows (the “Micfo Assets”):

1. Furniture to include all chairs, desks, communal tables, conference tables, couches, and the reception stand, but excluding the bar stools.
2. The televisions that are mounted to the walls.
3. White Boards that are mounted to the walls.

The sale includes only the items in (1), (2) & (3) above. No other contents located at the Commercial Property will convey. In addition to the bar stools, the sale specifically excludes rugs, computers, monitors, servers, computer accessories, and other personal property of any nature.

The Court has been informed that all parties in interest have been notified of the intention to sell the Micfo Assets. The only objection to the proposed sale that was filed was a jointly filed objection, as amended, by Ascentium Capital, LLC (“Ascentium”) and PNC EF, LLC (“PNC”), disputing the Trustee’s right to sell the Micfo Assets. The Court has been informed that the objection of Ascentium and PNC is resolved by the consent of the parties with this Order.

It is therefore,

ORDERED, ADJUDGED, AND DECREED, that the Trustee holds the rights and powers of the sole member of Micfo.

IT IS ORDERED that the Trustee is authorized to sell and to convey the Micfo Assets, on behalf of Micfo, to Flexspace 360, LLC and/or its assigns for \$30,000.00.

IT IS ORDERED that the Trustee, on behalf of Micfo, will pay the aggregate amount of \$15,000.00 of the sale proceeds from the Micfo Assets to Ascentium and PNC, made payable to Smith Debnam Trust Account.

IT IS ORDERED that neither Ascentium nor PNC will take any step to attach any portion of the remaining proceeds from the sale of the Micfo Assets, which proceeds belong to Micfo and will be utilized for Micfo’s purposes as the Trustee, as member of Micfo, directs.

IT IS ORDERED that neither Ascentium nor PNC will participate as a petitioning creditor nor encourage other creditors to file an involuntary bankruptcy proceeding against Micfo until such time as the Golestan bankruptcy estate is closed or the Trustee abandons the Micfo asset, whichever occurs first.

IT IS FURTHER ORDERED that the sale of the Micfo Assets shall be free and clear of all liens, claims, encumbrances and interests.

IT IS SO ORDERED.

**FILED BY THE COURT**  
**05/26/2021**



A handwritten signature in black ink, appearing to read "DRD".

David R. Duncan  
US Bankruptcy Judge  
District of South Carolina

Entered: 05/26/2021

We consent:

BARTON BRIMM, PA

/s/ Christine E. Brimm

Christine E. Brimm, #6313  
P.O. Box 14805  
Myrtle Beach, SC 29587  
Phone: (803) 256-6582  
[cbrimm@bartonbrimm.com](mailto:cbrimm@bartonbrimm.com)

Attorney for Trustee

/s/ J. Ronald Jones, Jr.

J. Ronald Jones, Jr. (#5874)  
Smith Debnam Narron Drake Saintsing  
& Myers, LLP  
171 Church Street, Suite 120C (29401)  
Post Office Box 22795  
Charleston, SC 29413  
Telephone: (843) 714-2535  
[rjones@smithdebnamlaw.com](mailto:rjones@smithdebnamlaw.com)

*Attorneys for Ascentium Capital, LLC and  
PNC EF, LLC*

In re:  
Amir Golastan Parast  
Debtor

Case No. 19-05657-dd  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0420-2

User: admin

Page 1 of 4

Date Rcvd: May 26, 2021

Form ID: pdf01

Total Noticed: 82

The following symbols are used throughout this certificate:

**Symbol**

<b>Symbol</b>	<b>Definition</b>
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 28, 2021:**

Recip ID	Recipient Name and Address
db	+ Amir Golastan Parast, 4639 Wilson Rd, Meggett, SC 29449-6079
cr	+ Ascentium Capital LLC, c/o Byron L. Saintsing, Smith Debnam, PO Box 176010, Raleigh, NC 27619-6010
intp	+ Beal, LLC, PO Box 11277, Columbia, SC 29211-1277
cr	Kristin M Golestan, c/o McCarthy, Reynolds, & Penn, LLC, 1517 Laurel Street (29201), PO Box 11332, Columbia, SC 29211-1332
sp	+ Nelson Mullins Riley & Scarborough LLP, c/o B. Keith Poston, P.O. Box 11070, Columbia, SC 29211-1070
cr	PNCEF, LLC, c/o Byron L. Saintsing, Smith Debnam, PO Box 26268, Raleigh, NC 27611-6268
cr	+ Pension Benefit Guaranty Corporation - US Attorney, J. Douglas Barnett, AUSA, 1441 Main Street, Suite 500, Columbia, SC 29201-2897
543759887	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
543749551	+ American Express National Bank, AENB, c/o Zwicker and Associates, P.C., Attorneys/Agents for Creditor, P.O. 9043, Andover, MA 01810-0943
543741420	+ Amex, Correspondence/Bankruptcy, Po Box 981540, El Paso TX 79998-1540
543741421	+ Amin Golestan, 16185 Poppyseed Circle #4, Delray Beach FL 33484-6415
543741422	#+ Averill Law Firm, 895 Island Park Dr #202, Charleston SC 29492-7992
543741423	+ Bank of America, 4909 Savarese Circle, F11-908-01-50, Tampa FL 33634-2413
543782240	+ Bank of America, N.A., P O Box 982284, El Paso, TX 79998-2284
543741424	+ Barclays Bank Delaware, Attn: Correspondence, Po Box 8801, Wilmington DE 19899-8801
543741425	+ Bleeker Law Firm, 561 Savannah Hwy, Charleston SC 29407-7209
543741434	+ Dixon Hughes, 525 E Bay Street, Suite 100, Charleston SC 29403-6797
543790150	+ Elliott Davis, LLC, 100 Calhoun Street, Suite 300, Charleston, SC 29401-3542
543741435	+ Esmat Mohseni, 4639 Wilson Rd, Hollywood SC 29449-6079
543803384	+ Evans Carter Kunes & Bennett, PA, Edwin GR Bennett, 115 Church Street, Charleston SC 29401-2906
543790149	Evans Carter Kunes & Bennett, PA, PO Box 369, Charleston SC 29402-0369
543767549	+ GARDEN ELEGANCE, 5950 JOSEPH BLAKE LN, WADMALAW SC 29487-7157
543741436	+ Garden Elegance, 5950 Joseph Blake Ln, Wadmalaw Island SC 29487-7157
543741437	+ Glenn Keyes Architects, 12 Vanderhorst St #B, Charleston SC 29403-6771
543741438	+ Hood & Selander CPAs LLC, 856 Lowcountry Boulevard, Suite 100, Mount Pleasant SC 29464-3181
543817055	+ JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013
543741443	Jared Hughes, Atlanta GA
543741444	+ John Leiter, 105 Holly Ln, Myrtle Beach SC 29572-5625
543741446	+ Kristin Golestan, 125 Tradd St., Charleston SC 29401-2419
543965342	+ Kristin M. Golestan, c/o Daniel J. Reynolds, Jr., Esq., 1517 Laurel Street, Columbia, SC 29201-2622
543765623	MALAREN AND LEE ATTORNEYS, JAMES T MCLAREN, POST OFFICE BOX 11809, COLUMBIA SC 29211-1809
543741452	+ MUSC Health, 135 Rutledge Ave, 5th Floor, Charleston SC 29425-8903
543760346	#+ Maria Averill, Esquire, Averill Law Firm, LLC, 895 Island Park Drive, Suite 202, Daniel Island, SC 29492-7992
543741447	+ Marie-Louise Ramsdale, Esq., Ramsdale Law Firm, 1476 Ben Sawyer Blvd, Suite 5, Mount Pleasant SC 29464-4587
543790151	#+ Matthew G. Talarico, 58 Highland Avenue, Buffalo, NY 14222-1814
543741448	+ McLaren & Lee, 1508 Laurel St, Columbia SC 29201-2623
543766366	McLaren & Lee Attorneys, James T. McLaren, Post Office Box 11809, Columbia, SC 29211-1809
543741450	+ Micfo, LLC, 198 East Bay St, Charleston SC 29401-2645
543741454	+ Nelson Mullins, 151 Meeting St, 6th Floor, Charleston SC 29401-2239
543741457	+ Premier Fire & Security, 3180 Industry Dr, North Charleston SC 29418-8400
543741458	+ R-Squared Hines, Ltd, 640 King St, Charleston SC 29403-4808
543741459	+ Roper St Francis, 316 Calhoun St, Charleston SC 29401-1113

District/off: 0420-2

User: admin

Page 2 of 4

Date Recd: May 26, 2021

Form ID: pdf01

Total Noticed: 82

543741461 Security & Exchange Commission, 950 East Paces Ferry, NE, Ste 900, Atlanta GA 30326-1382  
 543741462 + Solitude Lake Management, 4365 Dorchester Rd, North Charleston SC 29405-8420  
 543741463 + Sonitrol, 4455 Tile Dr, North Charleston SC 29405-8400  
 543741467 + TBG Funding, 3839 Flatlands Avenue #201, Brooklyn NY 11234-3534  
 543750849 + TGB Funding, LLC, c/o The Battery Group, 3839 Flatlands Avenue, Brooklyn, NY 11234-3533  
 543741468 + The Bishop Fields, 1616 Rifle Range Rd, Mount Pleasant SC 29464-3928  
 543812292 U.S. Bank NA dba Elan Financial Services, Bankruptcy Department, PO Box 108, St. Louis MO 63166-0108  
 543741472 Wells Fargo Equipment, 733 Marquette Ave #700, Charleston SC 29401  
 543741473 Western Equipment Finance, 03 US Highway 2 West, Devils Lake ND 58301

TOTAL: 51

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/Text: Bankruptcy.Notices@pnc.com	May 26 2021 21:35:00	PNC Bank, National Association, PNC Mortgage, a division of PNC Bank, N., 3232 Newmark Dr., Miamisburg, OH 45342
cr	+ Email/Text: bankruptcy@southstatebank.com	May 26 2021 21:35:00	South State Bank, 448 North Main Street, Cornelia, GA 30531-2191
543741419	+ Email/Text: amscbankruptcy@adt.com	May 26 2021 21:36:00	ADT Security Services, PO Box 650485, Dallas TX 75265-0485
543839948	+ Email/Text: bankruptcy@amuref.com	May 26 2021 21:36:00	Amur Equipment Finance, Inc., 308 N. Locust St., Ste 100, Grand Island, NE 68801-5985
543741426	+ Email/PDF: AIS.cocard.ebn@americaninfosource.com	May 26 2021 23:22:00	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City UT 84130-0285
543741429	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 26 2021 23:22:06	Citibank, Attn: Recovery/Centralized Bankruptcy, Po Box 790034, St Louis MO 63179-0034
543741431	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 26 2021 21:35:00	Comenity Bank/Restoration Hardware, Attn: Bankruptcy, Po Box 182125, Columbus OH 43218-2125
543741433	Email/Text: mrdiscen@discover.com	May 26 2021 21:35:00	Discover Financial, Attn: Bankruptcy Department, Po Box 15316, Wilmington DE 19850
543741432	+ Email/Text: pjohnson@datasales.com	May 26 2021 21:35:00	Data Sales, 3450 West Burnsville Pkwy, Burnsville MN 55337-4203
543743820	Email/Text: mrdiscen@discover.com	May 26 2021 21:35:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
543748379	+ Email/Text: Hcabankruptcy-courtnotices@hcamerica.com	May 26 2021 21:36:00	Hyundai Lease Titling Trust, PO Box 20809, Fountain Valley, CA 92728-0809
543741440	+ Email/Text: Hcabankruptcy-courtnotices@hcamerica.com	May 26 2021 21:36:00	Hyundai Motor Finance, Attn: Bankruptcy, Po Box 20809, Fountain Valley CA 92728-0809
543741442	Email/Text: sbse.cio.bnc.mail@irs.gov	May 26 2021 21:35:00	Internal Revenue Service, 941 - Business, Ogden UT 84201
543741427	Email/PDF: ais.chase.ebn@americaninfosource.com	May 26 2021 23:25:50	Chase Card Services, Attn: Bankruptcy, Po Box 15298, Wilmington DE 19850
543741445	Email/PDF: ais.chase.ebn@americaninfosource.com	May 26 2021 23:25:50	JP Morgan, PO Box 469030, Denver CO 80246
543741453	Email/Text: ServicingAdmin@navitascredit.com	May 26 2021 21:35:00	Navitas Credit Corp., 111 Executive Drive Suit, Columbia SC 29210
543766576	Email/Text: ServicingAdmin@navitascredit.com	May 26 2021 21:35:00	Navitas Credit Corp., 201 Executive Center Dr Suite 100, Columbia SC 29210
543741455	Email/Text: Bankruptcy.Notices@pnc.com	May 26 2021 21:35:00	PNC Bank, Attn: Bankruptcy, Po Box 94982: Mailstop Br-Yb58-01-5, Cleveland OH 44101
543741456	Email/Text: Bankruptcy.Notices@pnc.com	May 26 2021 21:35:00	Pnc Mortgage, Attn: Bankruptcy, 3232 Newmark

District/off: 0420-2

User: admin

Page 3 of 4

Date Rcvd: May 26, 2021

Form ID: pdf01

Total Noticed: 82

543807252	Email/Text: bnc-quantum@quantum3group.com	May 26 2021 21:35:00	Drive, Miamisburg OH 45342
543741460	+ Email/Text: bankruptcy@sctax.org	May 26 2021 21:35:00	Quantum3 Group LLC as agent for, Comenity Bank, PO Box 788, Kirkland, WA 98083-0788
543759073	+ Email/Text: bankruptcy@southstatebank.com	May 26 2021 21:35:00	SC Department of Revenue and Taxation, P. O. Box 12265, Columbia SC 29211-2265
543741464	+ Email/Text: bankruptcy@southstatebank.com	May 26 2021 21:35:00	South State Bank, Attn: Bankruptcy Dept., P O Box 1900, Cornelia, GA 30531-7900
543741465	+ Email/Text: bankruptcy@southstatebank.com	May 26 2021 21:35:00	South State Bank, PO Box 118068, Charleston SC 29423-8068
543840091	+ Email/PDF: gecsed@recoverycorp.com	May 26 2021 23:22:00	South State Bank 000, Pob 1287, Orangeburg SC 29116-1287
543741466	+ Email/PDF: gecsed@recoverycorp.com	May 26 2021 23:22:00	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
543741469	+ Email/Text: RPSBankruptcyBNCNotification@usbank.com	May 26 2021 21:35:00	Synchrony Bank/Amazon, Attn: Bankruptcy, Po Box 965060, Orlando FL 32896-5060
543850244	+ Email/Text: ustpregion04.co.ecf@usdoj.gov	May 26 2021 21:35:00	U.S. Bancorp, Attn: Bankruptcy, 800 Nicollet Mall, Minneapolis MN 55402-7014
543741470	Email/Text: USASC-Bankruptcy@usdoj.gov	May 26 2021 21:35:00	U.S. Trustee, 1835 Assembly Street, Suite 953, Columbia, SC 29201-2448
543741471	Email/Text: exceptionreview@vivint.com	May 26 2021 21:35:00	US Attorney for SC, Attn: Douglass Barnett, 1441 Main St, Ste 500, Columbia SC 29201-2862
543838220	+ Email/Text: wefsag@westernequipmentfinance.com	May 26 2021 21:35:00	Vivint, 4931 North 300, Provo UT 84604
			Western Equipment Finance, Inc., Attn: R. Steffan, 503 Hwy 2 W, Devils Lake, ND 58301-2938

TOTAL: 31

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
543741428		Chudley International, Unit 10 Ilton Business Park, Ilton, Somerset, TA19 9DU
543741430		Comcast Business
543741439		HPE Financial Services
543741449		Merrill Lynch
543741451		Micfo, LLC
543776137	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
543741441	*P++	INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346, PHILADELPHIA PA 19101-7346, address filed with court; Internal Revenue Service, Insolvency Group 6, MDP 39, 1835 Assembly Street, Columbia SC 29201
543817057	*+	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013

TOTAL: 5 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

District/off: 0420-2

User: admin

Page 4 of 4

Date Recd: May 26, 2021

Form ID: pdf01

Total Noticed: 82

Date: May 28, 2021

Signature: /s/Joseph Speetjens

---

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 26, 2021 at the address(es) listed below:

Name	Email Address
Andrew Philip Walker	on behalf of Creditor Pension Benefit Guaranty Corporation - US Attorney walker.andrew@pbgc.gov
B. Lindsay Crawford, III	on behalf of Creditor Hyundai Lease Titling Trust wayne@crawfordvk.com
Brandon K. Poston	on behalf of Spec. Counsel Nelson Mullins Riley & Scarborough LLP keith.poston@nelsonmullins.com katie.hallmark@nelsonmullins.com;linnea.hann@nelsonmullins.com;joan.kishline@nelsonmullins.com
Christine E Brimm	on behalf of Plaintiff Michelle Vieira cbrimm@bartonbrimm.com cfraser@bartonbrimm.com,bmorrison@bartonbrimm.com
Christine E Brimm	on behalf of Trustee Michelle L. Vieira cbrimm@bartonbrimm.com cfraser@bartonbrimm.com,bmorrison@bartonbrimm.com
Daniel J. Reynolds, Jr.	on behalf of Defendant Kristin M Golestan dreynolds@mccarthy-lawfirm.com sstancil@mccarthy-lawfirm.com
Daniel J. Reynolds, Jr.	on behalf of Creditor Kristin M Golestan dreynolds@mccarthy-lawfirm.com sstancil@mccarthy-lawfirm.com
Elisabetta G. Gasparini	on behalf of U.S. Trustee US Trustee's Office elisabetta.g.gasparini@usdoj.gov
G. William McCarthy, Jr.	on behalf of Creditor Kristin M Golestan bmccarthy@mccarthy-lawfirm.com sstancil@mccarthy-lawfirm.com;sbeall@mccarthy-lawfirm.com
Gentry Collins	on behalf of Creditor PNC Bank National Association gentry.collins@brockandscott.com, wbefc@brockandscott.com
J. Kershaw Spong	on behalf of Creditor TBG Funding LLC kspong@robinsongray.com, mwhite@robinsongray.com;jguthrie@robinsongray.com
J. Ronald Jones, Jr.	on behalf of Creditor PNCEF LLC rjones@smithdebnamlaw.com, cpatrick@smithdebnamlaw.com
J. Ronald Jones, Jr.	on behalf of Creditor Ascentium Capital LLC rjones@smithdebnamlaw.com cpatrick@smithdebnamlaw.com
John Douglas Barnett	on behalf of Creditor Pension Benefit Guaranty Corporation - US Attorney USASC-Bankruptcy@usdoj.gov Saundra.Woods@usdoj.gov
Michael Kevin McCarrell	on behalf of Creditor South State Bank kmccarrell@foxrothschild.com eaccetta@foxrothschild.com
Michael M. Beal	on behalf of Interested Party Beal LLC mbeal@bealllc.com, ccooper@bealllc.com;kcooper@bealllc.com;gvernon@bealllc.com;afloyd@bealllc.com;tnauful@bealllc.com
Michelle L. Vieira	trustee@chapter7.email mlvieira@ecf.axiosfs.com;Trusteeassistant@chapter7.email
Tara E. Nauful	on behalf of Interested Party Beal LLC tnauful@bealllc.com, ccooper@bealllc.com;gvernon@bealllc.com;kcooper@bealllc.com;afloyd@bealllc.com
Travis E. Menk	on behalf of Creditor PNC Bank National Association travis.menk@brockandscott.com, wbefc@brockandscott.com
US Trustee's Office	USTPRegion04.CO.ECF@usdoj.gov

TOTAL: 20